



## Trust Council Committee of the Whole

### Minutes of a Regular Meeting

- Date:** Thursday, December 12, 2024
- Location:** Electronic Meeting
- Executive Members Present:**
1. David Maude, Acting Chair, Vice-Chair, Mayne Trustee
  2. Peter Luckham, Trust Council Chair, Thetis Trustee
  3. Tobi Elliott, Vice-Chair, Gabriola Trustee
  4. Timothy Peterson, Vice-Chair, Lasqueti Trustee
- Members Present:**
5. Sue Ellen Fast, Bowen Municipal Trustee
  6. Judith Gedye, Bowen Municipal Trustee
  7. Sam Borthwick, Denman Trustee
  8. David Graham, Denman Trustee
  9. Susan Yates, Gabriola Trustee
  10. Lisa Gauvreau, Galiano Trustee
  11. Mikaila Lironi, Lasqueti Trustee
  12. Jeanine Dodds, Mayne Trustee
  13. Deb Morrison, North Pender Trustee
  14. Jamie Harris, Salt Spring Trustee
  15. Laura Patrick, Salt Spring Trustee
  16. Mairead Boland, Saturna Trustee
  17. Kristina Evans, South Pender Trustee
  18. Ken Hunter, Thetis Trustee
- Members Regrets:**
19. Ben Maberley, Galiano Trustee
  20. Joe Bernardo, Gambier Trustee
  21. Kate-Louise Stamford, Gambier Trustee
  22. Alex Allen, Hornby Trustee
  23. Grant Scott, Hornby Trustee
  24. Aaron Campbell, North Pender Trustee
  25. Lee Middleton, Saturna Trustee
  26. Dag Falck, South Pender Trustee
- Staff Present:**
- Rueben Bronee, Chief Administrative Officer  
Julia Mobbs, Director, Administrative Services  
David Marlor, Director, Legislative and Information Services  
Clare Frater, Director, Trust Area Services  
Stefan Cermak, Director, Planning Services  
Jason Youmans, Senior Policy Advisor  
Alexandra Trifonidis, Executive Coordinator  
Lisa Millard, Meeting Administrator/Recorder

**Members of the public present:** There were no members of the public in attendance.

#### 1. CALL TO ORDER / LAND ACKNOWLEDGEMENT

Acting Chair Maude called the meeting to order at 6:00 p.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

**2. APPROVAL OF AGENDA**

By general consent the agenda was approved as presented.

**3. ADOPTION OF MINUTES**

**3.1 Draft Committee of the Whole Meeting Minutes of November 6, 2024**

The following amendments to the minutes were presented for consideration:

- Page 5 of the minutes, second bullet point, correct spelling of word “purview”; and
- Page 5 of the minutes, motion TC-COW-2024-026 item number being referred to should be 3.4.9.

By general consent, the Trust Council Committee of the Whole meeting minutes of November 6, 2024 were adopted, as amended.

**4. FOLLOW UP ACTION LIST AND UPDATES**

**4.1 Committee of the Whole Follow Up Action List**

Received for information.

**5. TRUST AREA SERVICES**

**5.1 Definition of "Prioritize" in the draft new Policy Statement – Briefing**

The Senior Policy Advisor summarized the briefing and provided information on the benefits and drawbacks of inclusion of a definition of the word “prioritize” within the draft Policy Statement.

Discussion ensued and the following comments were noted:

- Priority designates, or treats things, as more important than others;
- Islands Trust has unique perspective on prioritizing the environment and this serves the constituents; and
- Agreement that not defining the term allows flexibility in the use of it.

**5.2 Policy Statement Amendment Project – Tourism, Hazard and Forest Ecosystem Policies - Request for Decision**

The Senior Policy Advisor noted that the Committee of the Whole requested staff to develop a potential policy about managing tourism in a sustainable manner, edit item 3.4.6 to improve grammar, and seek a qualified biologist to review draft Policy 3.3.3 to assess if the phrase “and associated ecosystems” is required.

Trustee Boland joined the meeting at 6:15 p.m.

Trustee Dodds joined the meeting at 6:30 p.m.

Trustee Morrison joined the meeting at 6:32 p.m.

Proposed Directive Policy 3.4.7

Discussion ensued on the proposed language and the following comments were noted:

- Characterize economic and tourism activities as sustainable;
- Ferry congestion and transportation capacity issues are not captured by the concept of tourism being compatible with community character;
- Can not control number of people wishing to visit;
- Community character, and what sort of tourism is encouraged, can be defined by local trust committees;
- A definition of unique amenities could include the concept of self-sufficiency and creating compatible economic development;
- Each island will have a different definition of what sustaining rural character means and what is appropriate for tourism;
- Suggestion to use term “responsible tourism” instead of “sustainable tourism”;
- Term community character speaks to the look a feel of a place while healthy community refers to balance in protecting residents’ interests and well-being;
- The words community character could be used to oppose changes to housing;
- Tourism is an economic activity which might not need to be treated differently from other economic activities;
- Unsure of the necessity of creating a specific policy related to tourism; and
- Support for economic activities, including tourism, is compatible with preservation and protection.

Trustee Hunter left the meeting at 6:48 p.m.

Trustee Dodds left the meeting at 6:55 p.m. and returned at 6:58 p.m.

It was MOVED by Trustee Morrison, and SECONDED by Trustee Dodds, that Committee of the Whole recommends that Trust Council revise proposed Directive Policy 3.4.7 to read as follows:

**Economic and Tourism Activities**

Support sustainable economic activities that are compatible with preservation and protection of the Trust Area and its unique amenities, environment, community character, and health, and that consider transportation and infrastructure capacity.

**TC-COW-2024-26**

It was MOVED by Trustee Evans, and SECONDED by Trustee Elliott, that Committee of the Whole amend the motion to remove words “character, and” and remove “Tourism” from the heading.

**CARRIED**

The question on the following motion, as amended, was then called

**TC-COW-2024-027**

It was MOVED by Trustee Morrison, and SECONDED by Trustee Dodds,

that Committee of the Whole recommends that Trust Council revise proposed Directive Policy 3.4.7 to read as follows:

**Economic Activities**

Support sustainable economic activities that are compatible with preservation and protection of the Trust Area and its unique amenities, environment, community health, and that consider transportation and infrastructure capacity.

**CARRIED**

Proposed Directive Policy 3.4.6

Discussion ensued on the proposed language and the following comments were noted:

- Suggestion to remove wildfire from list of potential hazardous areas that development is to be directed away from;
- Island communities are located in forested areas which are subject to wildfire hazards;
- Suggestion to identify areas of elevated risk rather than just risk;
- Wildfire risk maps indicate interface risk is high;
- Use of word wildfire encompasses entire islands and might be seen as attempt to restrict all development;
- It would be up to local trust committees to identify areas of risk and direct development away from areas where they think risk applies;
- Setback regulations refer to lot lines and not tree lines;
- The word wildfire could be changed to the broader term fire as risk includes compounding factors such as access and adjacency to water and road access for fire trucks;
- Development Permit Areas can be used for environmental protection, guidelines could be provided regarding wildfire risk, and experts can be used to undertake analysis on how wildfire risk can be mitigated;
- Policy could be advisory rather than directive; and
- Wildfire risk management is essential to land use planning and exclusion could be considered an oversight.

Vice-Chair Peterson left the meeting at 7:16 p.m. and returned at 7:26 p.m.

It was **MOVED** by Trustee Gedye, and **SECONDED** by Trustee Fast, that Committee of the Whole recommends that Trust Council revise proposed Directive Policy 3.4.6 to read as follows:

**Hazardous Areas**

Identify areas of elevated risk of environmental and climate change-related hazards and direct development away from them, including but not limited to areas subject to flooding, erosion, wildfire, and slope instability.

**TC-COW-2024-028**

It was **MOVED** by Trustee Evans, and **SECONDED** by Trustee Boland, that Committee of the Whole amend the motion by removing the word “wildfire”.

**DEFEATED**

Trustee Dodds left the meeting at 8:08 p.m.

Trustee Borthwick left the meeting at 8:09 p.m.

**TC-COW-2024-029**

**It was MOVED by Trustee Morrison, and SECONDED by Trustee Luckham,** that Committee of the Whole amend the motion by replacing the word “wildfire” with the word “fire”.

**CARRIED**

Trustee Borthwick returned to the meeting at 8:14 p.m.

**TC-COW-2024-030**

**It was MOVED by Trustee Morrison, and SECONDED by Trustee Evans,** that Committee of the Whole amend the motion to change the words “direct development away from them,” to “manage development related to them”.

**CARRIED**

The question on the following motion, as amended, was then called.

**TC-COWS-2024-031**

**It was MOVED by Trustee Gedye, and SECONDED by Trustee Fast,** that Committee of the Whole recommends that Trust Council revise proposed Directive Policy 3.4.6 to read as follows:

**Hazardous Areas**

Identify areas at elevated risk of environmental and climate change-related hazards and manage development related to them including, but not limited to, areas subject to flooding, erosion, fire, and slope instability.

**CARRIED**

Trustee Lironi left the meeting at 8:28 p.m.

The meeting was recessed for a break at 8:35 p.m. and reconvened at 8:40 p.m.

**TC-COW-2024-32**

**It was MOVED by Trustee Evans, and SECONDED by Trustee Peterson,** that Committee of the Whole request staff to come back with alternate wording suggestions to Item 5.2.2 Hazardous Areas regarding wording “direct development away from” versus “manage development related to”, as amended.

**CARRIED**

It was determined Item 5.2.2 was the agenda item number and not the Policy Statement item number.

**TC-COW-2024-33**

**It was MOVED by Trustee Gedye, and SECONDED by Trustee Boland,** that Committee of the Whole request staff to amend the motion and change “5.2.2” to “3.4.6” in the Policy Statement.

**CARRIED**

Items 5.2(3), 5.2(4), 5.3 and 5.4 were deferred to a future meeting.

- 6. **CLOSED MEETING (If needed)** - None
- 7. **RISE AND REPORT** - None
- 8. **NEW BUSINESS** - None
- 9. **NEXT MEETING**

**TC-COW-2024-034**

**It was MOVED by Trustee Fast, and SECONDED by Trustee Yates,**  
that the next meeting of Trust Council Committee of the Whole be scheduled for  
January 30, 2025 at 1:00 p.m.

**CARRIED**

**TC-COW-2024-35**

**It was MOVED by Trustee Evans, and SECONDED by Trustee Gedye,**  
that Committee of the Whole request Executive Committee to schedule a meeting on  
January 8, 2025 in the evening for the continuance of the agenda of December 12, 2024  
subject to availability of staff and quorum.

**CARRIED**

**10. ADJOURNMENT**

**By general consent** the meeting was adjourned at 9:10 p.m.

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**David Maude, Acting Chair**

**Certified Correct:**

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**Lisa Millard Meeting Administrator/Recorder**